

Response ID ANON-B3JU-DSW7-S

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**

Submitted on **2019-04-08 19:11:26**

About You

What is your name?

Name:

Louie Hartnett

What is your organisation?

Organisation:

On behalf of:

How can we contact you?

Email:

[REDACTED]

Telephone:

Address:

How to Complete

Additional Documents

Please include comments on other documents below:

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My Response to the Main Issues Report

Development Bid Reference - B0944 - Inchgarth Road

I believe that the land at Inchgarth Road should be included in the Local Development Plan for the following reasons: -

1. The large volume of housebuilding in Milltimber and Countesswells with very probably two cars per household, is having and will continue to have a significant impact on the volume of traffic on the North Deeside Road, since many need to travel in and out of the City for schools, employment, shopping and entertainment. Drivers accessing or coming from the AWPR can only add to this problem.
2. Many of these drivers use Pitfodels Station Road, Westerton Road and St. Devenicks Place as a rat run through to Inchgarth Road and the south and west of the city. These narrow roads are totally inadequate and unsafe for the volume of traffic and cause congestion on the NDR. ACC has acknowledged that both roads are unfit for purpose.
3. Both Pitfodels Station Road and Westerton Road roads are dangerous at both ends because of poor sight lines and are a recognised safety hazard for both pedestrians, cyclists and vehicular traffic.
4. Pitfodels Station Road is particularly dangerous for pedestrians as only 25% of the road has a footpath which is very narrow.
5. There have been a number of accidents on both roads and many more near-accidents. My husband has been hit on the shoulder by a passing car while walking the dog on the narrow pavement.
6. The development of a link road as described in this application would negate the use of these small roads and would provide a much safer route for drivers between the NDR and Inchgarth Road and for pedestrians on the minor roads. It would also provide the potential for a new and much needed bus route to and from the area and the AWPR and easy access to the Deeside Way for the disabled, buggies and cyclists.
7. We understand that the considerable cost of the road would be met by the developer and not by the Council which is a saving for the tax payer and the Council
8. We are aware of many older people (couples or singles) living in large houses in the area who wish to downsize but also wish to remain within this community. There is therefore a genuine need and demand for smaller houses and bungalows on a bus route. We also recognise the need for smaller affordable homes. Meeting these needs with a development such as this would bring tangible benefits to the community.
9. The additional facilities mentioned within the development such as a GP Practice, Pharmacy, etc would provide welcome facilities within the Pitfodels area.
10. The Pitfodels/Inchgarth Road area in the 'set aside' land to the west of Pitfodels Station Road on both sides of the Deeside Way is an eyesore and is currently used by a few people living nearby as a private toilet for their dogs and not really available for leisure use by the public. The wildlife area on the plan would address this issue and could be used by the public as well as residents of the development.
11. This proposed development is in keeping with the wider area and would actually enhance the green space in the area through the wildlife park. It is also an ideal location to meet the housing needs described above and to address the traffic issues and transport links previously mentioned. I therefore strongly support this planning application.

Additional Files

If you have further information you would like to provide you may upload it here.:

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